

**BUILDING AND SAFETY SERVICES DIVISION**  
2600 FRESNO STREET • THIRD FLOOR • ROOM 3043  
FRESNO, CALIFORNIA 93721-3604  
(559) 621-8082 • FAX (559) 498-4357  
www.fresno.gov

JENNIFER K. CLARK  
DEPARTMENT DIRECTOR

## BUILDING INDUSTRY BULLETIN


**DATE:** *July 24, 2013*

**TO:** *ARCHITECTS, ENGINEERS, GENERAL CONTRACTORS, and ASSOCIATIONS*

**SUBJECT:** **IMPLEMENTATION OF THE 2013 CALIFORNIA BUILDING STANDARDS CODE**

**BULLETIN NUMBER:** **13-03**

**FROM:**

  
\_\_\_\_\_  
Brian T. Leong, C.B.O.  
Building Official/Building and Safety Services Manager

On January 29, 2013, the California Building Standards Commission adopted the state amendment packages to the 2012 model codes, including the 2011 National Electrical Code. **The existing 2010 California Building Standards Code will expire December 31, 2013.** The existing 2010 California Building Standards Code contains the 2009 model codes (International and Uniform Codes), 2008 National Electrical Code, and 2008 California Energy Efficiency Standards.

**The newly adopted 2013 California Building Standards Code (CBSC) will become effective January 1, 2014. No extensions of the plan review period or period to issue a permit will be granted by the Building Official as outlined in Building Standards Bulletin 13-03 from the California Building Standards Commission. (see attached)**

Permits for all projects approved under the current 2010 CBSC must be issued before December 31, 2013 or prior to the expiration of the plan review. All City Standard Plans must be updated to the new 2013 California Building Standards Code prior to the effective date of January 1, 2014. Permits shall not be issued until such time plans are in conformance to the new code provisions.

## **PROJECTS UNDER THE 2010 CALIFORNIA BUILDING STANDARDS**

### **1. Existing Standard Plans under the 2010 California Building Standards Code**

Construction permits (i.e., building, plumbing, mechanical, electrical) for each discipline may be issued for existing standard plans of established tracts. Permits issued no later than December 31, 2013, will be based on current standard plans on file and current code standards of the 2010 CBSC. Issued permits will remain in effect for 180 days from the date of issuance. If permits expire past the 180 days and no construction has commenced, they will become null and void and be subject to the 2013 CBSC.

***If the applicant intends to submit in excess of five permits for any tract, the applicant must submit for purposes of timely processing no later than December 9, 2013.***

### **2. All Other Plans**

Proposed plans for specific buildings or structures consisting of commercial, industrial, multiple-family and custom single-family dwellings must be submitted for plan review no later than December 27, 2013. The proposed plan must be completed to the satisfaction of the Building Official. After completion of plan review, all required construction permits must be obtained within 180 days. No extensions of the plan review will be granted by the Building Official due to the effective changes in the State code standards. Required construction permits for each discipline (i.e., building, plumbing, mechanical, electrical) must be issued prior to expiration of the plan review.

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



## **BUILDING STANDARDS INFORMATION BULLETIN 13-03**

**DATE:** July 1, 2013

**TO:** LOCAL BUILDING OFFICIALS  
INTERESTED PARTIES

**SUBJECT:** 2013 California Building Standards Code

The 2013 edition of the California Building Standards Code, Title 24, California Code of Regulations (13 Parts) is published and available for purchase. This bulletin provides information concerning the effective date and application, the availability of the 2013 California Building Standards Code, and local amendment of the building standards.

### **Effective Date and Application of the 2013 Code**

January 1, 2014 is the statewide effective date established by the California Building Standards Commission for the 2013 California Building Standards Code.

As provided for in California Health and Safety Code, Section 18938.5, Building Standards Law, the 2013 building standards approved by the commission and that are effective at the local level at the time an application for a building permit is submitted, applies to the plans and specifications, for, and to the construction performed under that permit.

The 2010 California Building Standards Code remains in effect and is applicable to all plans and specifications, for, and to the construction performed under that building permit where the application for a building permit is submitted to the local jurisdiction on or before December 31, 2013.

### **Availability of the 2013 California Building Standards Code**

The 2013 Code may be purchased through the following publishers:

- International Code Council (ICC)  
Online store: [www.shop.iccsafe.org](http://www.shop.iccsafe.org)  
Email: [order@iccsafe.org](mailto:order@iccsafe.org) or [ecodes@iccsafe.org](mailto:ecodes@iccsafe.org)  
Telephone: ICC Store (800)786-4452

- International Association of Plumbing and Mechanical Officials (IAPMO)  
Online Store: [www.iapmomembership.org](http://www.iapmomembership.org)  
Email: [publications@iapmo.org](mailto:publications@iapmo.org)  
Telephone: (909) 472-4208
- National Fire Protection Association (NFPA) / BNi Books  
Online store: [www.bnibooks.com](http://www.bnibooks.com)  
Telephone: (888) 264-2665

### **Enforcement Responsibility**

The California Building Standards Code, Title 24, is the established minimum regulations for the design and construction of buildings and structures in California. State law mandates that local government enforce these regulations, or local ordinances with qualified reasonably necessary and generally more restrictive building standards than provided for in the California Building Standards Code.

Exceptions are building standards applicable to hospitals, state buildings, public schools and colleges that are subject to enforcement by state agencies. For detailed information regarding enforcement responsibilities, refer to Chapter 1, Division 1, commencing with Section 1.1, of the 2013 California Building Code, Part 2, Volume 1 of Title 24.

[Reference Health & Safety Code (HSC) Sections 17950, 17958.7, 17960, 18938, 18941.5]

### **Amendment by Local Ordinance**

Local ordinances amending building standards approved/adopted by the Commission are subject to requirements of California law. Ordinances generally must be more restrictive standards than the building standards approved/adopted by the Commission. These amendments must be filed, as appropriate, with either the Building Standards Commission or the Department of Housing and Community Development.

Unlike California Building Standards Law, the State Housing Law (Health and Safety Code, Division 13, Part 1.5) pertaining to residential occupancies does not specify that local amendments be more restrictive.

The Commission has issued a number of information bulletins relative to local government's amendment via ordinance and the required filings. These bulletins are available on the commission's website [www.bsc.ca.gov](http://www.bsc.ca.gov) under the

“Publications” tab. The most recently issued bulletins on the subject are Building Standards Bulletin [10-03](#) and [11-01](#). Additionally, examples of successfully filed local ordinances are available at the commission’s website under the “Codes” tab and identified as [Local Filings](#).

[Reference Health & Safety Code (HSC) Sections 17950, 17958, 17958.5, 17958.7, 18938, 18941.5]

Questions or comments regarding the subject of this bulletin should be directed to this office at either (916) 263-0916 or via e-mail at [cbssc@dgs.ca.gov](mailto:cbssc@dgs.ca.gov).

A handwritten signature in black ink, appearing to read "Jim McGowan", with a stylized flourish at the end.

Jim McGowan  
Executive Director